



**BOARD OF ZONING APPEALS
MEETING NOTICE
Mount Pleasant Town Hall Council Chambers
100 Ann Edwards Lane
July 26, 2021
6:00 PM**

**DECISIONS ADDED AND
FINAL ORDERS HYPERLINKED TO CASE 7.26.2021**

*NOTE: Items in [blue](#) are hyperlinks to submittals and additional information.
Some documents are large and may take a few moments to load.
Green arrows > in Minutes are hyperlinks to the recording.*

- A. Roll Call
- B. Approval of Agenda
- C. Approval of [Minutes](#)
- D. Public Comment
- E. General Correspondence
- F. Explanation of Procedures
- G. Administration of Oath
- H. Business

STAFF REPORT

1. **DENIED. ZONING ADMINISTRATOR UPHELD.** [Case A-4-2021](#), 123 Pitt Street, TMS# 532-01-00-083. Appeal of the Zoning Administrator's April 21, 2021, letter regarding 123 Pitt Street for parking pursuant to §156.140 Nonconformities. The applicant contends that the current use is a conforming use, not a non-conforming use, on the issue of parking; therefore, §156.140 does not apply. Applicant requests the following relief: reverse the April 21, 2021, determination.

[RECORD OF ZONING OFFICIAL](#)

[CORRESPONDENCE](#)

[MEMORANDUM ZONING OFFICIAL](#)

Executive Session: Legal Counsel, Case A-4-2021, 123 Pitt Street, TMS# 532-01-00-083. The Board of Zoning Appeals may seek and receive legal counsel related to Case A-4-2021.

Post Executive Session: The Board of Zoning Appeals may take action on this item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.

- 2. CONTINUED TO AUGUST MEETING. [REQUEST FOR CONTINUANCE Case A-5-2021](#), 234 Middle Street, TMS# 532-09-00-025.** Appeal of Administrative Official's refusal to allow modification of the tree protection zone for a 53-inch live oak tree or, in the alternative, to allow removal of 53-inch Live Oak tree. [RECORD OF ZONING OFFICIAL CORRESPONDENCE](#)

Executive Session: Legal Counsel, Case A-5-2021, 234 Middle Street, TMS# 532-09-00-025. The Board of Zoning Appeals may seek and receive legal counsel related to Case A-5-2021.

Post Executive Session: The Board of Zoning Appeals may take action on this item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.

- 3. CONTINUED TO AUGUST MEETING. [REQUEST FOR CONTINUANCE Case V-19-2021](#), 234 Middle Street, TMS# 532-09-00-025.** Request for relief from the strict application of §156.227 (A)(6) Modifications to Tree Protection Zones and §156.225 Removal of Historic and Significant Trees to allow encroachment into the tree protection zone or removal of the 53-inch Live Oak tree.

- 4. WITHDRAWN BY STAFF [Case A-6-2021](#), 411 Wando Park Blvd., TMS# 537-00-00-095.** Appeal of the Zoning Administrator's May 12, 2021, letter denying issuance of a sign permit for digital, off-premises signs. The applicant contends that under the First Amendment to the Constitution of the United States of America, the Mt. Pleasant Zoning Ordinance constitutes an illegal restraint of free speech and thus is unconstitutional. Applicant requests issuance of permits. [RECORD OF ZONING OFFICIAL](#)

Executive Session: Legal Counsel, Case A-6-2021, 411 Wando Park Blvd., TMS# 537-00-00-095. The Board of Zoning Appeals may seek and receive legal counsel related to Case A-6-2021.

Post Executive Session: The Board of Zoning Appeals may take action on this item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.

5. **WITHDRAWN BY STAFF [Case A-7-2021](#)**, 512 Johnnie Dodds Blvd., TMS# 514-00-00-070. Appeal of the Zoning Administrator's May 12, 2021, letter denying issuance of a sign permit for digital, off-premises signs. The applicant contends that under the First Amendment to the Constitution of the United States of America, the Mt. Pleasant Zoning Ordinance constitutes an illegal restraint of free speech and thus is unconstitutional. Applicant requests issuance of permits.

[RECORD OF ZONING OFFICIAL](#)

Executive Session: Legal Counsel, Case A-7-2021, 512 Johnnie Dodds Blvd., TMS# 514-00-00-070. The Board of Zoning Appeals may seek and receive legal counsel related to Case A-7-2021.

Post Executive Session: The Board of Zoning Appeals may take action on this item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.

6. **WITHDRAWN BY STAFF [Case A-8-2021](#)**, 1662 Highway 17 N, TMS# 559-00-00-522. Appeal of the Zoning Administrator's May 12, 2021, letter denying issuance of a sign permit for digital, off-premises signs. The applicant contends that under the First Amendment to the Constitution of the United States of America, the Mt. Pleasant Zoning Ordinance constitutes an illegal restraint of free speech and thus is unconstitutional. Applicant requests issuance of permits.

[RECORD OF ZONING OFFICIAL](#)

Executive Session: Legal Counsel, Case A-8-2021, 1662 Highway 17 N, TMS# 559-00-00-522. The Board of Zoning Appeals may seek and receive legal counsel related to Case A-8-2021.

Post Executive Session: The Board of Zoning Appeals may take action on this item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.

7. **APPROVED.** [Case V-27-21](#), **1569 Landings Run, TMS# 559-09-00-057**, Request for relief from the strict application of §156.303 (C) to allow 3-foot encroachment into rear yard setback for existing addition. The ordinance requires a 30-foot rear yard setback. (ORIGINAL AGENDA ERRONEOUSLY LISTED THIS AS CASE V-20-21. CORRECTED AT MEETING.)
8. **APPROVED.** [Case V-28-21](#), **103 Rose Lane, TMS# 532-01-00-069**, Request for relief from the strict application of §156.225 (C) to allow removal of three (3) historic trees and two (2) non-historic trees. (ORIGINAL AGENDA ERRONEOUSLY LISTED THIS AS CASE V-21-21. CORRECTED AT MEETING.)
9. **WITHDRAWN BY STAFF** [Case A-9-21](#), **Liberty Hill Development, TMS# 577-14-00-037, 039-046**; Appeal of Zoning Official's determination that limits height to 35-feet for properties not located in a flood zone. Applicant requests that the Board allow 40-foot height for construction based on adopted flood maps at the time of the development agreement (Ordinance 18067).
RECORD OF ZONING OFFICIAL

Executive Session: Legal Counsel, Case A-9-2021, Liberty Hill Development, TMS# 577-00-00-037, 039-046. The Board of Zoning Appeals may seek and receive legal counsel related to Case A-9-2021.

Post Executive Session: The Board of Zoning Appeals may take action on this item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.

10. **WITHDRAWN BY STAFF** [Case V-29-21](#), **1489 Cultivation Lane, TMS# 577-14-00-037**, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.
11. **WITHDRAWN BY STAFF** [Case V-30-21](#), **2370 N. Palmetto Fort, TMS# 577-14-00-039**, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits

building height to 35-feet for properties that are not located in a special flood hazard area.

12. **WITHDRAWN BY STAFF** Case V-31-21, 2366 N. Palmetto Fort, TMS# 577-14-00-040, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.
13. **WITHDRAWN BY STAFF** Case V-32-21, 2362 N. Palmetto Fort, TMS# 577-14-00-041, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.
14. **WITHDRAWN BY STAFF** Case V-33-21, 2358 N. Palmetto Fort, TMS# 577-14-00-042, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.
15. **WITHDRAWN BY STAFF** Case V-34-21, 2354 N. Palmetto Fort, TMS# 577-14-00-043, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.
16. **WITHDRAWN BY STAFF** Case V-35-21, 2350 N. Palmetto Fort, TMS# 577-14-00-044, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.
17. **WITHDRAWN BY STAFF** Case V-36-21, 2346 N. Palmetto Fort, TMS# 577-14-00-045, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.

18. WITHDRAWN BY STAFF Case V-37-21, 2342 N. Palmetto Fort, TMS# 577-14-00-046, Request for relief from the strict application of §156.102 (A)(1) to allow 40-foot building height. The ordinance limits building height to 35-feet for properties that are not located in a special flood hazard area.

- I. **Approval of Final Orders**
- J. **Adjournment**

Title VI Notice: The Town of Mount Pleasant fully complies with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act, and related statutes and regulations in all programs and activities. Town meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the Title VI Coordinator one week in advance of the meeting, at the Town of Mount Pleasant at 843-884-8517.

RESOURCE LINKS

[Explanation of BOZA Process](#)
[Comprehensive Plan](#)
[Online Document Library](#)
[Use Table](#)
[Zoning Map \(interactive\)](#)

[Case Law Notes](#)
[Future Land Use Map](#)
[Projects and Applications Map](#)
[Zoning Code \(PDF\)](#)

NOTE: Correspondence must be received no later than 4:30 PM, Wednesday, July 21.